



FREDERICK COUNTY PLANNING COMMISSION

February 13, 2019

TITLE: Urbana ORC MXD Retail – Lot 600

FILE NUMBER: SP-03-09 (AP#18949, APFO#18950, FRO# 18951)

REQUEST: **Site Plan Approval**
The Applicant is requesting Site Plan approval for a 125-room hotel and 30,829 s.f. of retail and restaurant uses on a 7.98-acre portion of the approved Urbana ORC MXD project.

PROJECT INFORMATION:

ADDRESS or LOCATION: Intersection of MD 80 and Bennett Creek Avenue in the Urbana Office Research Center (ORC) MXD in Urbana.

TAX MAP/PARCEL: Tax Map 96, Parcel 113

COMP. PLAN: Office/Research Industrial (ORI)

ZONING: Mixed Use Development (MXD)

PLANNING REGION: Urbana

WATER/SEWER: W-1/W-3, S-1/S-3

APPLICANT/REPRESENTATIVES:

APPLICANT: Urbana Corporate Center, LLC

OWNER: - same -

ENGINEER: Rodgers Consulting.

STAFF: Denis Superczynski, Principal Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

EXHIBIT 1 - Plan Rendering
EXHIBIT 2 - Architectural Renderings
EXHIBIT 3 - Modification Requests

STAFF REPORT

ISSUE

Development Request

The Applicant is requesting Site Development Plan approval to construct a 125-room hotel and 30,829 s.f. of retail and restaurant uses on a 7.98-acre portion of the approved Urbana ORC MXD project. The Site Plan is being reviewed as “restaurant under “Commercial Business and Personal Services”, “Motel/Hotel” under “Temporary Housing”, and “Commercial uses-Retail” per §1-19-5.310 (Use Table) of the Zoning Ordinance and are permitted uses subject to site plan approval.

The proposed development includes the development of 112,829 s.f. of interior space in seven primary structures as follows:

- 82,000 s.f. / 125-room hotel (6-story structure)
- 30,829 s.f. retail/restaurant uses in six standalone buildings enclosing a parking courtyard

The Project is subject to the requirements of the Phase I rezoning, and the Frederick County Code, specifically Section 1-19-10.500 Planned Development Districts – MXD provisions, and Sections 1-19-3.300 through 1-19-3.300.4 for the Site Development Plan review. The site was designated for hotel/retail uses on the Phase I land use plan. Uses proposed in this Application will contain uses commensurate with the Phase 1 rezoning for the Urbana ORC MXD.

Per 1-19-10.500.7 of the Zoning Ordinance, the commercial area of a MXD includes those uses permitted within the General Commercial Zoning District Except for the following: auction house, lumber yard, mobile home sales, boat sales and service, farm equipment sales and service, carpentry, electric, plumbing, welding, printing and upholstering establishments, fencing/pool/siding contractors, agricultural products processing, bottling plant, stone monument processing and sales, bus depot, animal auction sales, and racetrack.

The MXD project is subject to a Development Rights and Responsibilities Agreement dated June 13, 2018. The provisions of the DRRA allow the Applicant to revise the mix and location of Employment and Commercial uses in this plan within the maximum thresholds established in the Zoning Ordinance without the need to revise the Phase 1 (rezoning) plan. Any building constructed as part of this project will be subject to a cross-referenced and updated ‘Use Score Card’ that would track the available building area remaining in the project as applications for building permits are submitted.

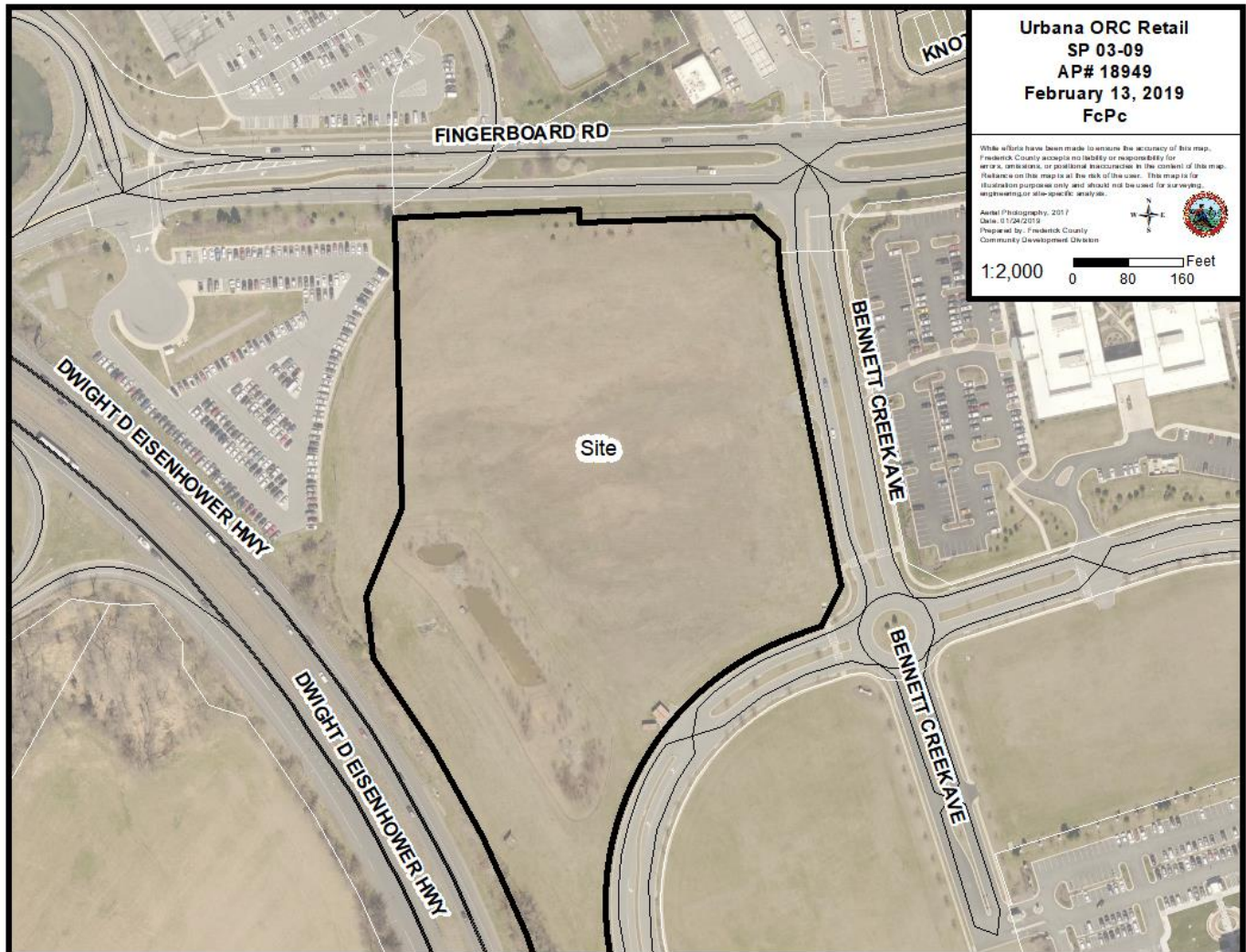
BACKGROUND

Development History

This project constitutes a portion of the overall Urbana ORC MXD. The original iteration of the MXD was rezoned from ORI to MXD in 1998 (R-98-01) with an entertainment/retail complex at its core. The plan was amended in 2009 (R-98-01-A) to incorporate a planned outlet mall. A second revision occurred in 2012 which eliminated most of the retail uses and established what is essentially an employment area with supporting commercial services. A DRRA application was approved by the Board of County Commissioners in 2013 which linked Natelli Communities projects in the Urbana growth area through a combined APFO LOU (revised June 2018). The MXD was most recently amended as part of rezoning application R-16-01(C) to add 210 acres to the MXD for the purpose of developing an age-restricted residential community (The Woodlands) located south and east of the MXD’s employment center.

Existing Site Characteristic

The project site is surrounded by MXD, MX, and VC zoning as well as existing employment uses to the east and south. Adjacent on the west, is the expanded SHA Park and Ride lot as well as the right-of-way for a future exit ramp from northbound I-270. Other commercial uses are located to the north across MD 80 (Fingerboard Rd).



The existing site is cleared of vegetation and is relatively flat, varying 15 feet or less across the parcel. The site is generally development-ready with access to utility infrastructure and finished roadways.

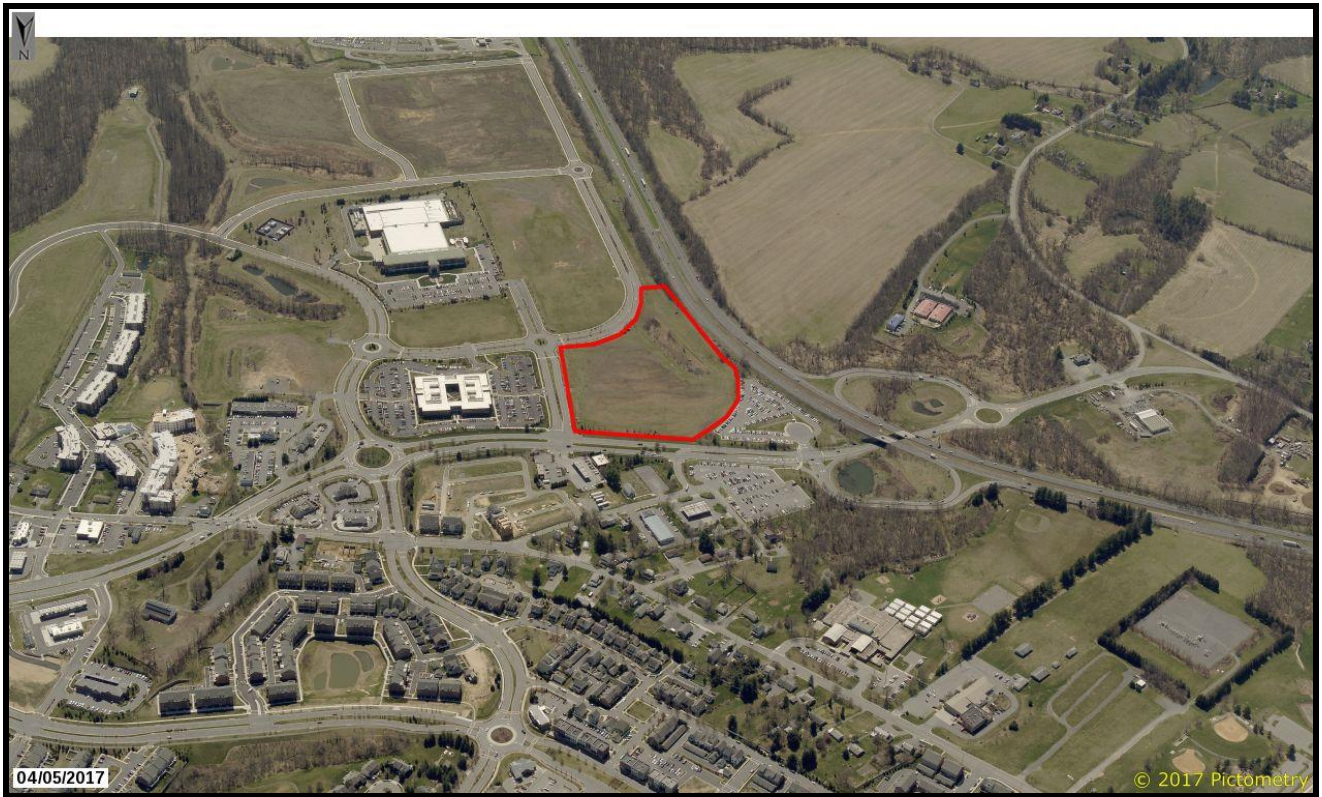
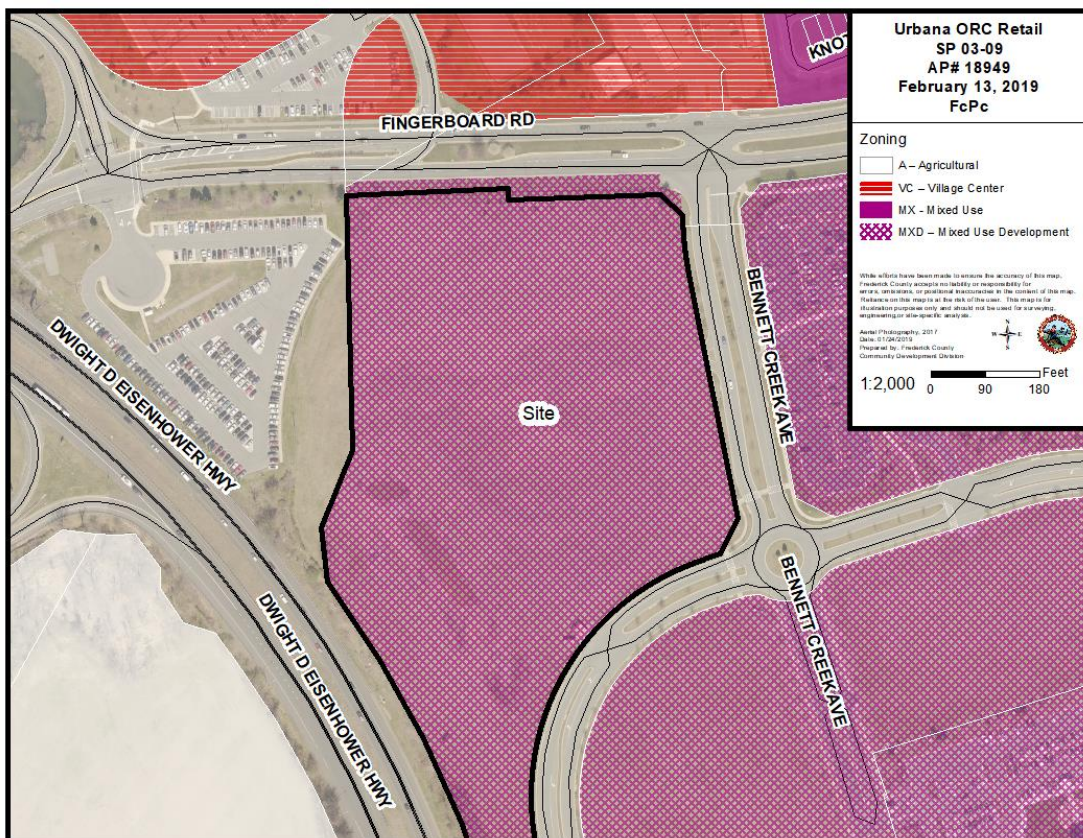
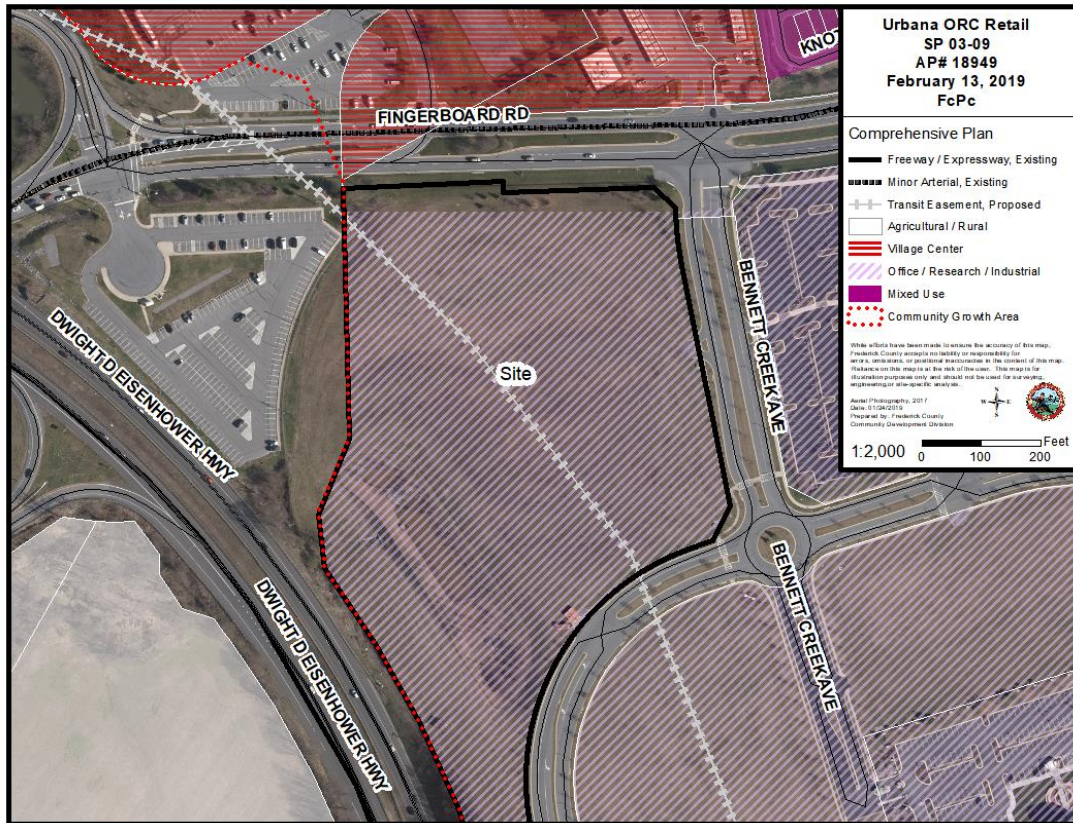


Figure 1 - View of Lot 600 (southward); I-270/MD 80 interchange & SHA Park and Ride Lots adjacent on right



Figure 2 - View of surrounding land uses including office and retail development



ANALYSIS

Summary of Key Issues

- The proposed development of the retail/restaurant/hotel uses on Lot 600 utilizes previously approved Phase 1 land uses as determined in the rezoning of the property to Mixed Use Development (MXD).
- The Adequate Public Facilities Ordinance Letter of Understanding (APFO LOU) outlining required public facility improvements was revised in June 2018 in conjunction with the Urbana Office Research Center MXD rezoning [Case # R-16-01 (C)]. The current proposal does not exceed the APFO LOU thresholds and therefore does not require an amended LOU.
- The proposed development of the site as one which serves the employment uses within the MXD and surrounding Community Growth Area is consistent with long-range comprehensive planning goals for the site as well as for the growth area.
- Many of the key issues regarding public utilities and infrastructure have been previously addressed through the planned development of the surrounding properties within the MXD. The remaining issues are those tied directly to the design and layout of the site itself.
- The requested modifications to standards related to parking, off-street loading, street trees, and lighting, are in keeping with other such requests for similar projects in the County, and serve to improve the functionality of the developed site.
- The architectural design of the proposed retail/restaurant/hotel center remains conceptual, but provides sufficient information to achieve a basic understanding of the proposed massing of the Site's seven structures. Additional detail related to building material and visible architectural treatments of the structures has been provided and is consistent with design features found elsewhere in the MXD and in the off-site vicinity.

Detailed Analysis of Findings and Conclusions

ANALYSIS OF MXD STANDARDS

General land use type and locations shall be established by the County Council in concept at Phase I, and specifically, by the Planning Commission, through the site development plan review process.

- ***Land Use, Mixture, and Design Requirements in the MXD District §1-19-10.500.7***
The general land use type and location was established conceptually by the Board of County Commissioners/County Council through the initial re-zoning and subsequent revisions. The Planning Commission is charged with determining compliance with Site Development Plan standards set forth in the Zoning Ordinance. The land use proposed for the subject site is in compliance with the Ordinance and meets all requirements and conditions of the rezoning ordinance, #17-06-006 dated September 5, 2017. Specifically, the proposed uses, as required in Section 1-19-10-500.7(A)(2), are permitted within the Commercial land use category of the MXD district .

Section 1-19-10-500.7(F) establishes requirements for density, setback, and height standards in the MXD. The Planning Commission is charged with determining appropriate setbacks and height

standards at Site Development Plan review. All other standards in this section of the ordinance have been addressed previously through the Preliminary and Final Subdivision Plan review process including site shape, block size, access to transportation networks, and the general availability of public services.

- ***Public Facilities and Utilities in the MXD District §1-19-10.500.8***

Public facilities and utilities serving this MXD have been previously determined to be adequate at the time of rezoning approval. The approved APFO LOU regulating this project provides the framework for determining adequacy of public services planned to serve Lot 600. General open space requirements of the entirety of the MXD have been satisfied through the provision of both passive and active open space areas throughout the MXD.

- ***General Development Standards in the MXD District §1-19-10.500.9***

Several general development standards are outlined in Section 1-19-10.500.9(A)-(D):

Parking, loading, landscaping, lighting, dimensional standards - These issues are addressed in detail later in this report.

Land use integration – The proposed development of Lot 600 enhances and builds upon circulation connections between developed building sites as well as within the overall MXD. Land use transitions are not relevant at this site, since the proposed retail and restaurant uses have been incorporated into the land use mix since the original approval of the rezoning application. It should be noted that nearby properties along MD 80 are developed at a similar scale and intensity with an array of retail, personal service, and restaurant uses.

Pedestrian circulation – The proposed layout of Lot 600 utilizes existing built pedestrian sidewalk networks in the MXD and provides direct and convenient access to and from the site for pedestrians and bicyclists. The Applicant is providing direct sidewalk access to each of the three frontage streets (not including I-270). On-site pedestrian circulation around the internal perimeter of the building fronts is adequate and provides clear access to building entrances. Parking lot pedestrian circulation is facilitated through the provision of demarcated pedestrian paths and crosswalks, as well as a centrally-placed pedestrian aisle to connect hotel residents to the retail and restaurant uses.

Maximum block length – Block length for this section of the MXD was established with the approval of the Preliminary Plan and the recordation of the final plat.

Building design, materials, and finishes – The Zoning Ordinance requires that Applicants demonstrate consistency of building materials on all sides of a structure, and to ensure that architectural treatments mitigate for – or avoid entirely – “large expanses of undifferentiated facades and long, plain wall sections.” The ordinance also requires that architectural features, and the orientation of the building itself, shall demonstrate a relationship to the human scale. The Applicant has demonstrated a successful approach to these standards and has established a unity in the design through material and color consistency as well as through the use of consistent landmark building elements on each of the proposed seven structures.

Building placement and orientation – The Applicant demonstrates compliance with standards (9) through (13) by providing clear functional separations between disparate sub-uses on the site. Building orientation – situated within and occupying an entire block – is optimized primarily due to the excellent pre-planning of this section of the MXD by the Applicant in previous years.



Parking, transportation, and site circulation – The Applicant demonstrates compliance with standards (14) through (18) by minimizing the impacts of the large parking areas proposed for this site. A modification to allow fewer than the required number of parking spaces has been submitted by the Applicant and is supported by Staff. This results in a 14% reduction in spaces, or approximately 9,000 s.f. of impervious surface area.

Natural features – This site has been planned and developed as an urban/suburban mixed use employment center. Natural features within the overall MXD have been protected and, in many cases, incorporated into the open space network within the development. No environmentally sensitive areas are present on Lot 600.

Water and sewer service – This site is served by public water and sewer service and is designated W-1/W-3, S-1/S-3 in the Frederick County Water and Sewerage Plan.

Transportation, utilities, streets and roads – These standards apply primarily to the overall development of the MXD and have been satisfied in previous approvals.

ANALYSIS OF SITE DEVELOPMENT PLAN REVIEW

Site Development Plan approval shall be granted if the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County Zoning Ordinance are met.

SITE DEVELOPMENT

Setbacks and height within the Planned Development Districts (PUD & MXD) shall be established by the Planning Commission at Phase II as provided in §1-19-10.500.7(F)(2) of the Zoning Ordinance.

The proposed setbacks and building heights for this site as shown below:

Front Yard (minimum):	25'
Proposed (north)	56'
Proposed (east)	25'
Proposed (south)	80'
Rear Yard:	n/a
Side Yard (I-270):	26'
Max. Building Height:	144' (per terms of DRRRA)
Proposed Bldg Height (hotel):	approx. 80'
Parking Lot Setback:	12.5'

The proposed dimensional standards are generally in keeping with a pattern of development in an area of larger, non-residential structures. In assessing the appropriateness of building setbacks in this project, staff considered the settings along Bennett Creek Boulevard, Bennett Creek Drive, and MD 80. The requested dimensional standards are consistent with other developments in the MXD and staff recommends Planning Commission approval of the proposed dimensional standards for Lot 600

Signs

General signage regulations permit for the following allotment on this Site Plan and are determined separately for each standalone structure:

Bldg 1 - Maximum sign area: 116.1 s.f.

Bldg 2 - Maximum sign area: 89.4 s.f.

Hotel - Maximum sign area: 164.3 s.f.

Bldg 4 - Maximum sign area: 88.6 s.f.

Bldg 5 - Maximum sign area: 83.6 s.f.

Bldg 6 - Maximum sign area: 89.4 s.f.

Bldg 7 - Maximum sign area: 100.0 s.f.

Four (4) free-standing monument signs are proposed (1 per road frontage permitted). The total sign area calculated for these free-standing signs will be debited from the total signage allotment and distributed at the discretion of the Applicant.

- **Site Development §1-19-3.300.4 (A)**

Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.

Being surrounded on three sides by non-residential development (and by I-270 on the fourth side), the proposed design is organized around an internal courtyard for vehicular and pedestrian circulation, as well as parking.

Section 1-19-6.400 of the Zoning Ordinance requires landscaping, screening and buffering on a development site as part of the site plan review process.

Street Trees - Street trees, of an appropriate variety, are provided along all three, non-interstate,

road frontages for Lot 600. There are currently 14 trees planted along the existing roadways. The Applicant proposes the planting of an additional 21 trees to bring the total to 35 trees, the required number for this Site with its total linear frontage of 1,277 l.f. A modification request has been submitted as part of this application seeking approval to allow alternative locations for trees which cannot be planted in conventional locations along the roadways.

Street trees required: 35 trees

Street trees provided: 14 trees (existing) + 21 trees (proposed new plantings) = 35 trees.

Staff supports the modification request to permit the placement of some street trees outside of the normal planting areas in order to avoid placement within utility easements and to avoid line-of-sight conflicts with approaching/exiting vehicles. Alternative planting areas for some of the proposed street trees are located in a 'second line' along the edges of the property boundaries and in most cases, adjacent to the existing street trees located in the road rights-of-way.

Parking Lot Landscaping – Landscaping within and surrounding the parking areas on Lot 600 is proposed to exceed the minimum requirements of the Zoning Ordinance. Significant screening and buffering is provided along the perimeter of the Site, and extensive tree canopy cover is provided within the parking area (in excess of the minimum 20% required by the County Code). Both functionally and visually, the landscaping within the parking areas represents a successful approach to addressing the County standards.

Lighting - A photometric plan has been provided that includes light fixtures that exceed the maximum height requirement of 14-ft. for pedestrian-oriented development in the MXD. The Applicant requests a light pole height modification to permit the use of 24 ft. poles with the point of illumination mounted at 20 feet. Staff recommends approval of the light pole height modification to allow the slightly higher illumination points. No light in excess of 0.5 foot-candles leaves the site as illustrated on the photometric plan. The proposed pole and fixture style is used throughout the Urbana ORC MXD on both the street network, and within previously developed sites, including the existing *Sally Mae* and *Legal and General America* buildings, and the previously approved *Lot 810 office/lab/warehouse* use.

TRANSPORTATION AND PARKING

- ***Transportation and Parking §1-19-3.300.4 (B)***

The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities.

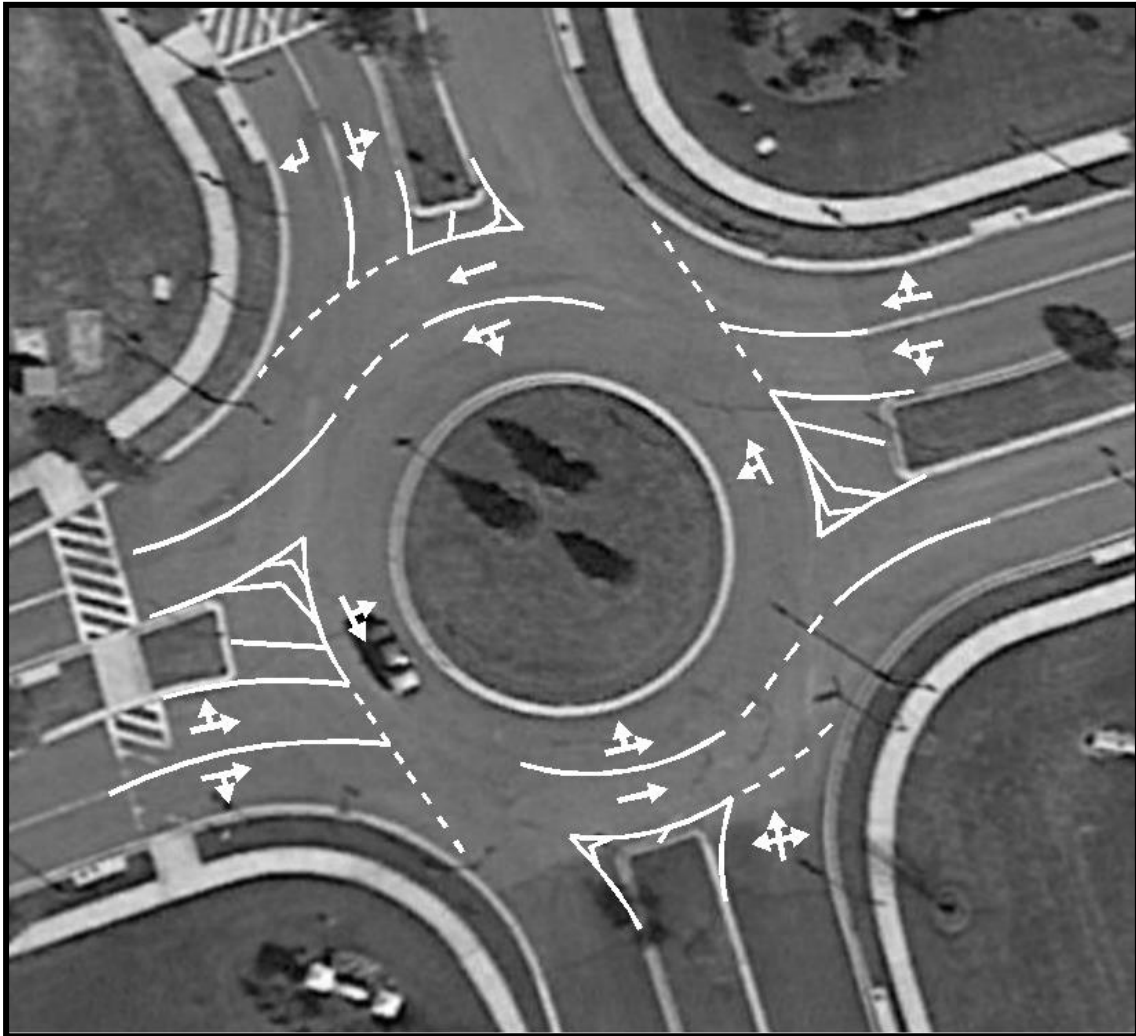
The proposal provides two (2) points of entry into the site from public streets:

Bennett Creek Avenue – Primary Visitor entrance providing access to internal courtyard-style shared parking area. This entrance is located directly across the street from the entrance to the Legal & General America building and provides 'right-in, right-out' access only for vehicles entering from or to the southbound lanes of Bennett Creek Avenue.

Bennett Creek Blvd (north leg) – This entrance to the Site will primarily serve those visitors approaching from the south or southwest as well as those service vehicles seeking direct access to the hotel. This driveway is proposed as a full-access entry/exit point into the property.

A traffic study was performed by Wells and Associates, dated January 7, 2019, that showed all

access points as currently designed operate at an acceptable level of service. The study did find that some work is required on the existing roundabout intersecting Bennett Creek Boulevard and Bennett Creek Avenue, requiring an expansion to two lanes. While the exact design will be finalized at the Improvement Plan stage, a conceptual plan is shown below.



Parking standards for the project are provided within Zoning Ordinance §1-19-6.220 and §1-19-3.300.4(B).

Parking Spaces Required: 372
 135 (hotel use)
 237 (total restaurant/retail uses)

Parking Spaces Provided: 320
 All parking spaces to be shared by tenants within the retail/restaurant/hotel center

A modification to allow fewer than the required number of parking spaces has been submitted by the Applicant and is supported by Staff. This results in a 14% reduction in spaces, or approximately 9,000 s.f. of impervious surface area.

Loading Spaces Required: 3-4

1 large + 2 small, or 2 large (retail/restaurants)
9 large (82,000 s.f. hotel)

Loading Spaces Provided: 13

1 large (hotel)
12 small, dual-use spaces (retail/restaurant uses)

Bicycle Parking Spaces Required: 21 racks (42 spaces)

Bicycle Parking Spaces Provided: 22 racks (44 spaces)

A modification request has been submitted seeking relief from the loading space requirement based on the nature of the proposed uses. The 12 dual-use spaces would serve as both loading spaces for delivery vans and small panel trucks, as well as standard vehicular parking spaces during times of heavy use. The Planning Commission is authorized to approve loading space modifications per 1-19-6.210(D). Staff supports this modification request.

PUBLIC FACILITIES AND UTILITIES

- **Public Utilities §1-19-3.300.4 (C)**

Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development.

The Project is to be served by public water and sewer service and carries a current Water and Sewerage Plan classification of W-1, S-1 on the majority of the Site. A small sliver of land located along the western edge of the property remains designated as W-3/S-3 on the current water and sewer maps. The Site will be served by the New Design Water Treatment Plant and the Ballenger-McKinney Wastewater Treatment Plant.

NATURAL FEATURES

- **Natural features §1-19-3.300.4 (D)**

Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.

The Project Site is relatively flat and has undergone some mass grading in preparation for development. The Site has no existing forest cover. Other existing natural resources within the larger MXD have been identified, preserved, or integrated into off-site recreational amenities in a fashion that maintains a natural state. The existing stormwater ponds on the southwestern portion of the Site have been in place for over 15 years and have developed some naturalized areas of vegetation.

COMMON AREAS

- **Common Areas §1-19-3.300.4 (E)**

If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.

Two partially shaded public common areas are provided on the northwestern and northeastern

corners of the site in order to provide outdoor spaces for patrons of the retail/restaurant uses. These spaces will be owned and maintained by the owner of the commercial center, and not by an individual business or businesses.

Other Applicable Regulations

- **Stormwater Management – Chapter 1-15.2**

Stormwater management for this development is provided by existing pond 'AF' (AP 812). A SWM Administrative waiver was approved October 29, 2010 (AP 11303). The pond is sized to treat part of Bennett Creek Blvd, Bennett Creek Ave., and lots within its drainage area.

- **APFO – Chapter 1-20**

This development has met the requirements of APFO and is therefore exempt from further APFO testing at site plan as provided for in §1-20-7(E).

Schools: This is a non-residential use and is therefore exempt from testing.

Roads: The project is expected to generate 167 AM and 181 PM weekday peak hour trips. Because this development does not exceed the trip caps for Phase 1 as stated in the LOU, it is exempt from further APFO testing.

Water/Sewer: The current water and sewer classification of this property is W-1/W-3, S-1/S-3.

- **Forest Resource – Chapter 1-21:**

Forest Conservation was previously mitigated for this property in 2003 by providing forest conservation easements off-site. No additional FRO mitigation is required. No forest or specimen trees are present within the area of disturbance.

- **Historic Preservation – Chapter 1-23:**

No historically or culturally significant structures or other resources are present on this Site.

Summary of Agency Approval Status

Other Agency or Ordinance Requirements	Comment
<i>Office of Life Safety</i>	Conditionally Approved
<i>Development Review Planning</i>	Conditionally Approved
<i>Development Review Traffic Engineering</i>	Conditionally Approved
<i>Division of Utilities and Solid Waste Management (DUSWM)</i>	Conditionally Approved
<i>Health Department</i>	Approved
<i>Forest Resource (FRO)</i>	Approved
<i>Development Review Engineering</i>	Approved
<i>State Highway Administration (SHA)</i>	Conditionally Approved
<i>APFO</i>	Conditionally Approved
<i>Street Name Review</i>	Approved

RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan for Urbana ORC MXD Retail Center, Lot 600 (AP 18949), the motion for approval should include the following items:

1. Site Plan approval is valid for three (3) years from today's date, or until February 13, 2022.

Based upon the findings, conclusions, and modifications as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following modifications are granted and conditions met:

Planning Commission approval of the following modification requests from the Applicant:

1. Modification to permit thirteen (13) loading spaces – 1 large space (hotel) and 12 small (18' x 9') dual-use spaces to serve the six, multiple-user retail structures– where between three and five (3-5) are required by the Zoning Ordinance.
2. Modification to provide 35 street trees (14 existing; 21 proposed) along the property perimeter (Bennett Creek Ave, Bennett Creek Blvd, and MD 80) as depicted on Plan Sheets LA-1 and LA-2, meeting the number of trees required by the Zoning ordinance by providing alternative planting locations that avoid conflicts with public utility lines and safe line-of-sight clearances.
3. Modification to allow light fixtures to be mounted at a height of 20 feet (point of illumination) above the ground, where the Zoning Ordinance restricts lighting height to 14 feet in the MXD.
4. Modification to allow a reduction in the number of parking spaces where 392 are required by the Zoning Ordinance and 320 shared spaces are proposed to serve the mix of uses on Lot 600.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall, as part of the project's frontage improvements, improve the existing roundabout to a two-lane roundabout - largely through pavement striping and nominal physical improvements - to assure safe deflection angles and adequate diameter.

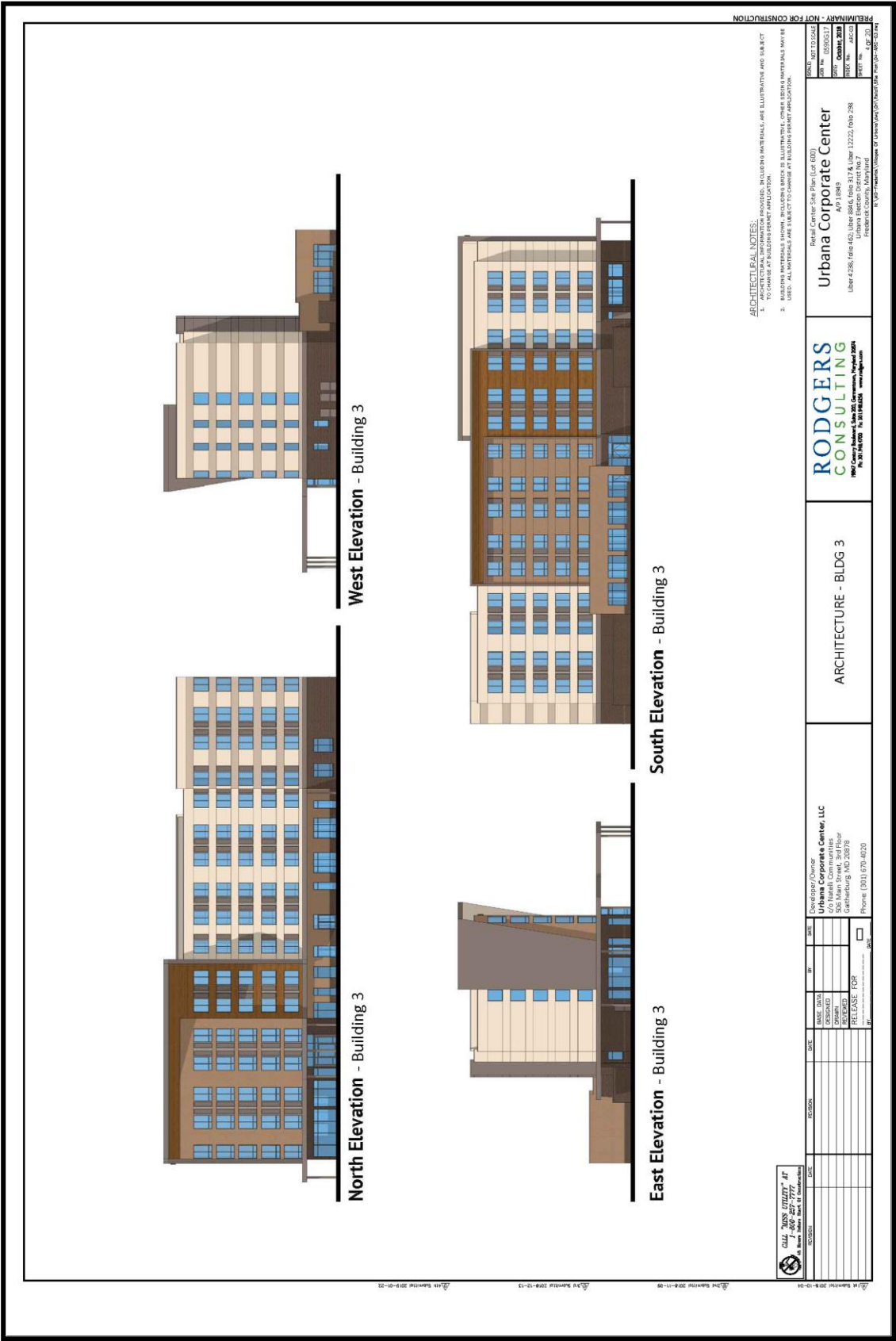
PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** the Urbana ORC MXD Retail Center, Lot 600 Site Plan (AP#18949) to construct a 125-room hotel and 30,829 s.f. of retail and restaurant uses on a 7.98-acre portion of the approved Urbana ORC MXD project. The approval is made **with conditions and modifications** as listed and is based on the findings and conclusions of the staff report, the testimony, exhibits, and documentary evidence produced at the public meeting.

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Exhibit No. 2: Architectural Renderings

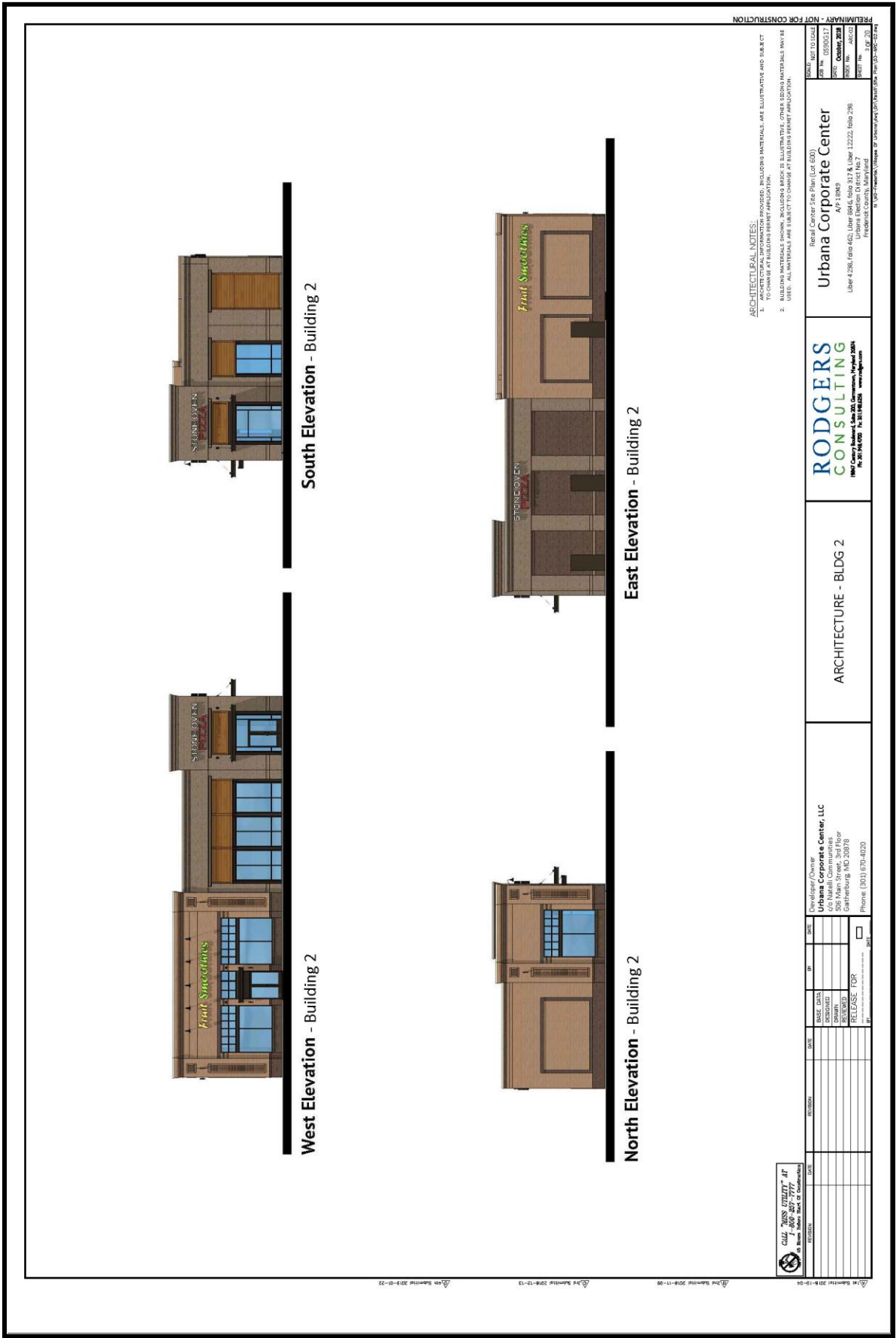


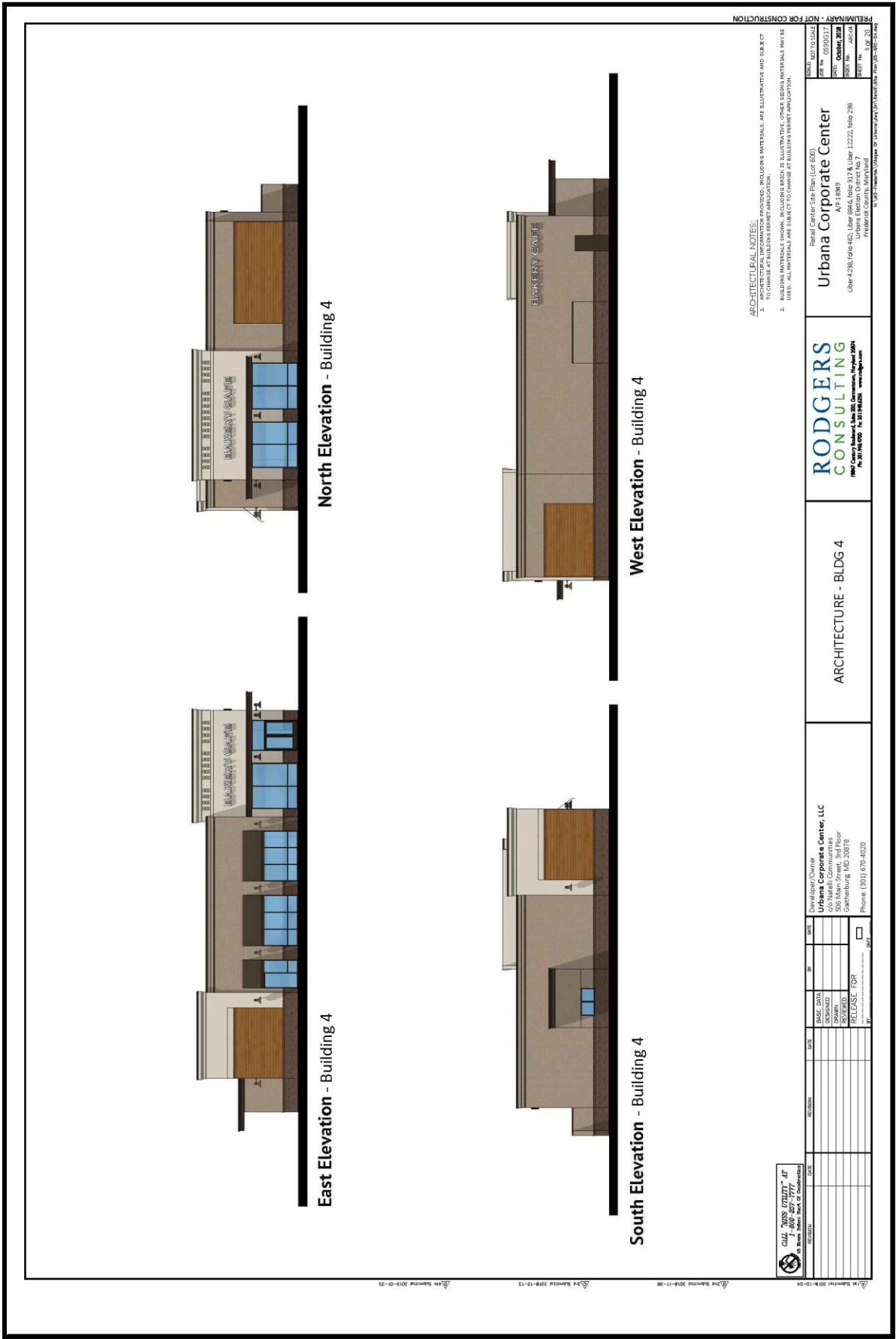


Urbana Corporate Center Retail Center Site Plan (Lb 600) AP# 13949		RECD# 14671010421 CEN No. 05090617 DATE 05/08/2019 CHECK No. 04/01/21 SEALT No. 2/06/20
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ARCHITECTURE - BLDG 1

DESIGNED	
DRAWN	
REVIEWED	
RELEASE FOR <input type="checkbox"/>	







SENDING MATERIALS MAY BE REJECTED WITHOUT EXPLANATION.	SIGNAL	NOT TO SCALE
	JOB No.	0590G17
	DATE	October, 2018
	INDEX No.	ARC-05
	SHEET No.	

ARCHITECTURAL NOTES:

- ARCHITECTURAL NOTES:**
1. ARCHITECTURAL INFORMATION PROVIDED, INCLUDING MATERIALS, ARE ILLUSTRATIVE AND SUBJECT TO CHANGE AT BUILDING PERMIT APPLICATION.
 2. BUILDING MATERIALS SHOWN, INCLUDING BRICK IS ILLUSTRATIVE. OTHER SIDING MATERIALS MAY BE USED. ALL MATERIALS ARE SUBJECT TO CHANGING BUILDING PERMIT APPLICATION.

Urbana Corporate Center
A/P 18349
Retail Center Site Plan (Lot 600)

RODGERS
CONSULTING

ARCHITECTURE - BLDG 5

Developer/Owner
Urbana Corporate Center, LLC
c/o Natelli Communities
506 Main Street, 3rd Floor
Gatherburg, MD 20878
Phone (301) 670-4020

BASE DATA	DATE
DESIGNED	
DRAWN	
REVIEWED	
RELEASE FOR <input type="checkbox"/>	

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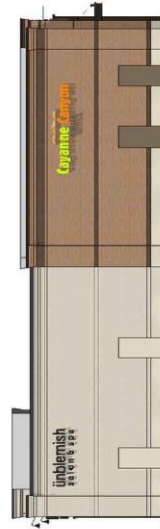
South Elevation - Building 6




East Elevation - Building 6



West Elevation - Building 6



North Elevation - Building 6

 CALL "MISS UTILITY" AT
1-800-257-7777

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Developer/Owner
Urbana Corporate Center, LLC
c/o Natelli Communities
506 Main Street, 3rd Floor
Gatherburg MD 20878
Phone: (301) 670-4020

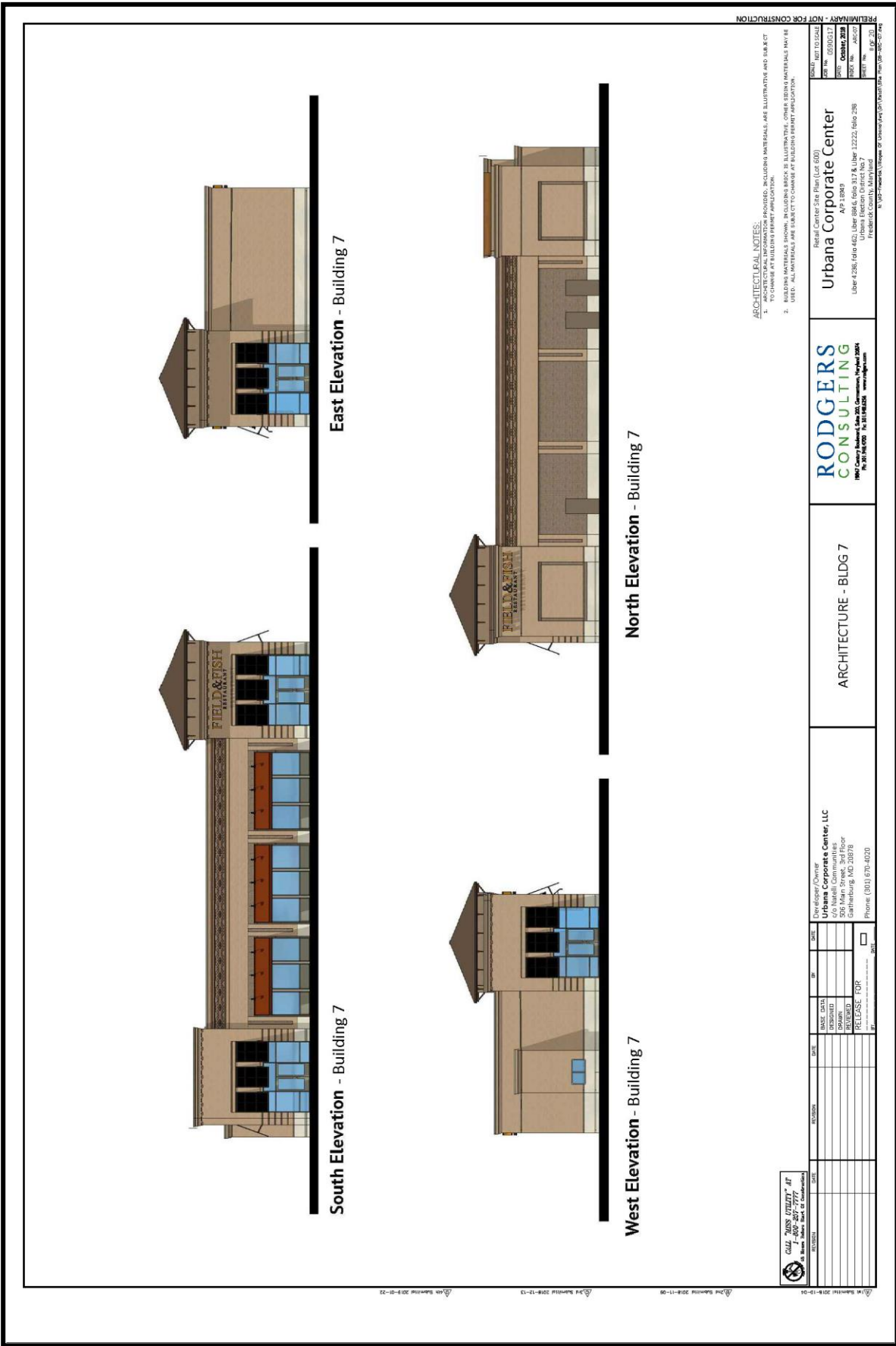
ARCHITECTURE - BLDG 6



Urbana Corporate Center
A/P 18349
Retail Center Site Plan (Lot 600)

ARCHITECTURAL NOTES:

1. ARCHITECTURAL INFORMATION FOR THIS PROJECT IS BASED ON THE INFORMATION PROVIDED TO CHANGE AT BUILDING PERMIT.
2. BUILDING MATERIALS SHOWN, IF ANY, ARE NOT TO BE USED, ALL MATERIALS ARE SUBSTITUTED.



ARCHITECTURAL NOTES:

1. ARCHITECTURAL INFORMATION PROVIDED, INCLUDING MATERIALS, ARE ILLUSTRATIVE AND SUBJECT TO CHANGE AT BUILDING PERMIT APPLICATION.
2. NOTES: ALL MATERIALS ARE SUBJECT TO CHANGE AT BUILDING PERMIT APPLICATION.

RODGERS CONSULTING
 1994 Cedar Ridge Dr. Suite 100
 Ft. Belvoir, MD 20745
 Phone: (301) 970-4020
 www.rodgersconsulting.com

ARCHITECTURE - BLDG 7

Developer/Owner
Urbana Corporate Center, LLC
 500 Main Street, 3rd Floor
 Gaithersburg, MD 20878
 Phone: (301) 970-4020

Urbana Corporate Center
 Lot 600
 A/P: 1000
 Liber 4: 286, folio 462; Liber 8846, folio 317 & Liber 12222, folio 258
 Urbana Election District No. 7
 Frederick County, Maryland

PROJECT INFORMATION

REVISION	DATE	BY	CHKD	DATE	BY	CHKD

RELEASE FOR: ☐ **SEAL**

Call Rod's Utility AT
 800-855-8555
 To learn more about our services

Exhibit No. 3 – Modification Requests



November 9th, 2018

Mr. Denis Superczynski
Frederick County
Development Review Engineering
30 North Market Street
Frederick, MD 21701

Re: Urbana Corporate Center
Retail Center – Lot 600
Site Plan Modification Letter
S-1069, AP 18949

Dear Denis,

On behalf of Urbana Corporate Center, LLC, developer of the Urbana Retail, we herein submit this modification letter for the Site Plan for the Urbana Corporate Center – Retail Center – Lot 600 for FCPC submittal. This plan request the following modifications:

1. A modification is hereby requested to Section 1-19-6.400(A) Street Trees due to DUSWM setback requirements from water and sewer lines and sight distance setback requirements. 35 public street trees are required per 1-19-6.400(A) and this plan proposes **NO street trees within the existing public right of way and 21 trees planted along private drives on lot 600 adjacent to MD Rte. 80, Bennett Creek Avenue and Bennett Creek Blvd.**
 - = 1 street tree per 35 linear feet of road frontage
 - = 1,277 linear feet of road frontage / 35
 - = **35 street trees required along the public right of way**
 - 14 Existing Street Trees on Bennett Creek Ave. and Bennett Creek Blvd.
 - 21 New Street Trees planted on Lot 600 adjacent to the above mentioned public right of ways.
2. A modification is hereby requested to Section 1-19-6.500(B) Pole Heights as the code requires 14' pole heights in pedestrian oriented components of ORI/MXD's. It should be noted that the standard for industrial is 24'. The lighting plan proposes to use a fixture type consistent with that existing throughout the ORI/MXD including the Legal and General Building to maintain a design theme for the district. The point of illumination is projected to be 20', on 24' poles. Therefore, the poles meet the lighting requirements. However, to the extent that the poles and/or all or a portion of the site are considered a "pedestrian oriented component" the modification would then be required.
3. A modification is hereby requested to Section 1-19-6.200(B) Off-Street Loading. The user does not have significant large truck traffic for deliveries/shipment that would require large loading spaces for each of the individual buildings on site. In addition, based upon the anticipated users all deliveries will occur before/after operating hours. As such, this plan proposes a loading zone dedicated to the hotel site, but proposes that 2 spaces outside of each of the other use buildings be signed/stripped as loading zones and, if required, parking may be restricted in these spaces during certain hours.

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4. A modification is hereby requested to Section 1-19-6.220(A) Parking Space Requirements and Dimensions parking to allow under the required number of parking spaces. This plan requires 392 parking spaces and proposes 320 parking spaces on lot. Based upon the proposed users on site and differential "peak" hours of operation between the hotel, and the retail and food users we feel that the availability of shared parking is sufficient for the site. As additional users and architecture is finalized we will re-evaluate the parking and provide and updated request as needed.

As always your assistance in the processing of this application is greatly appreciated. Should you have questions regarding this plan please feel free to contact us at 301-948-4700.

Sincerely,
Rodgers Consulting



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